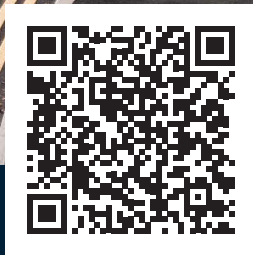




Trade City



Trade City Manchester

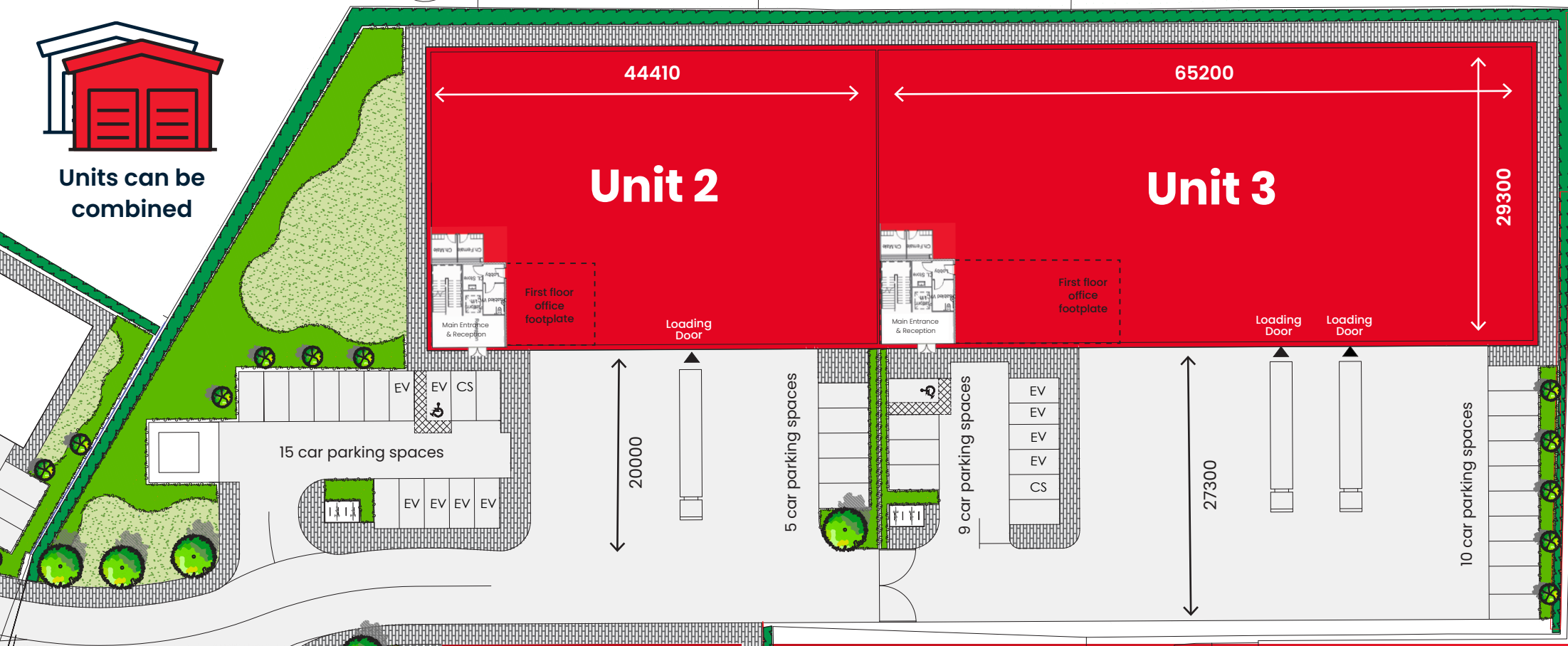
TO LET | Manchester M8 8BB

- 2 new trade / industrial units
- Available now
- 16,249 sq ft – 39,937 sq ft





Units can be
combined



Units 2 & 3

Sq m

Sq ft

Unit 2	1,510	16,249
Ground	1,360	14,635
First	150	1,614
Unit 3	2,200	23,688
Ground	1,988	21,403
First	212	2,285
Total	3,710	39,937



Floor loading
50kN sq m



Electric loading
doors



8.5m clear
eaves height



Grade A
fitted offices



BREEAM Excellent



Achieved EPC
Rating - A



Unit 2: 20m yard
Unit 3: 27.3m yard



Fibre
broadband



High quality
exterior finish



Electric vehicle
charging



Cycle storage



Solar PV
panels



Secure gated
estate



Class B2 &
B8 use



Dedicated
car Parking



soft
landscaping



Efficient
building
performance



15% Warehouse
roof lights

Approx. GEA areas. Units can be combined

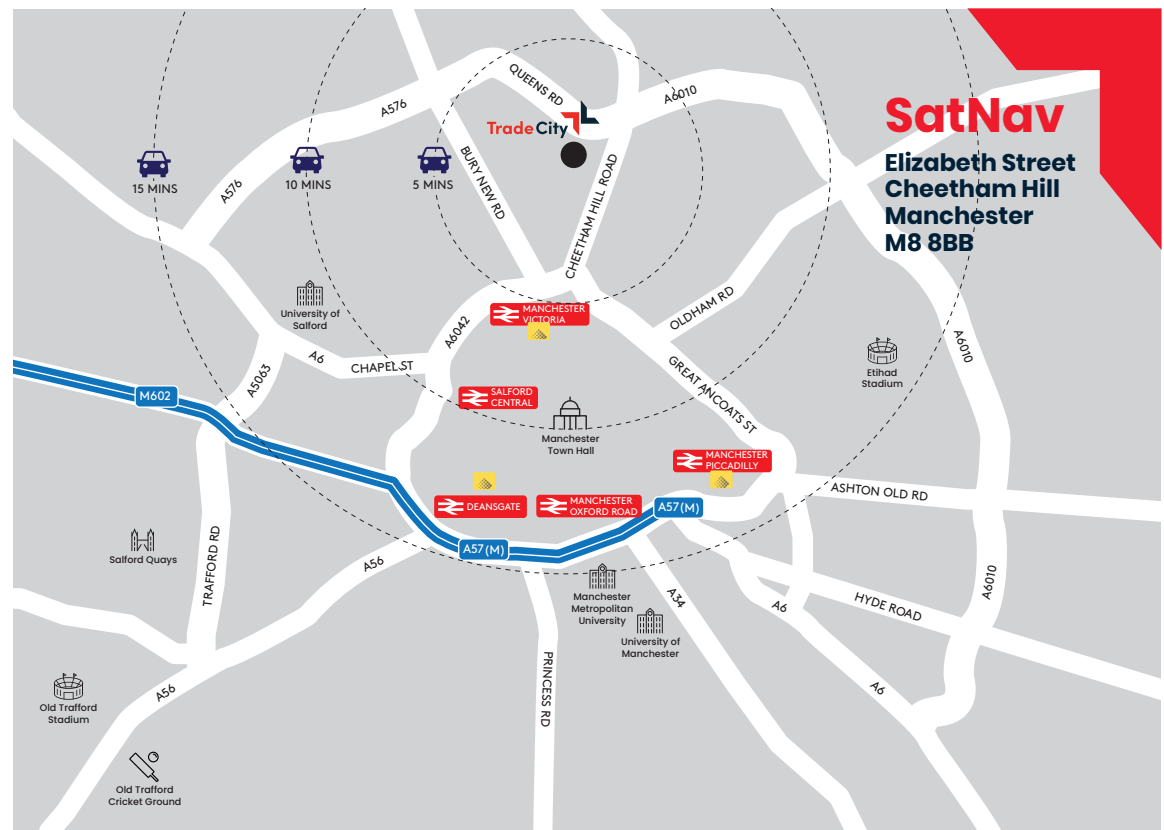
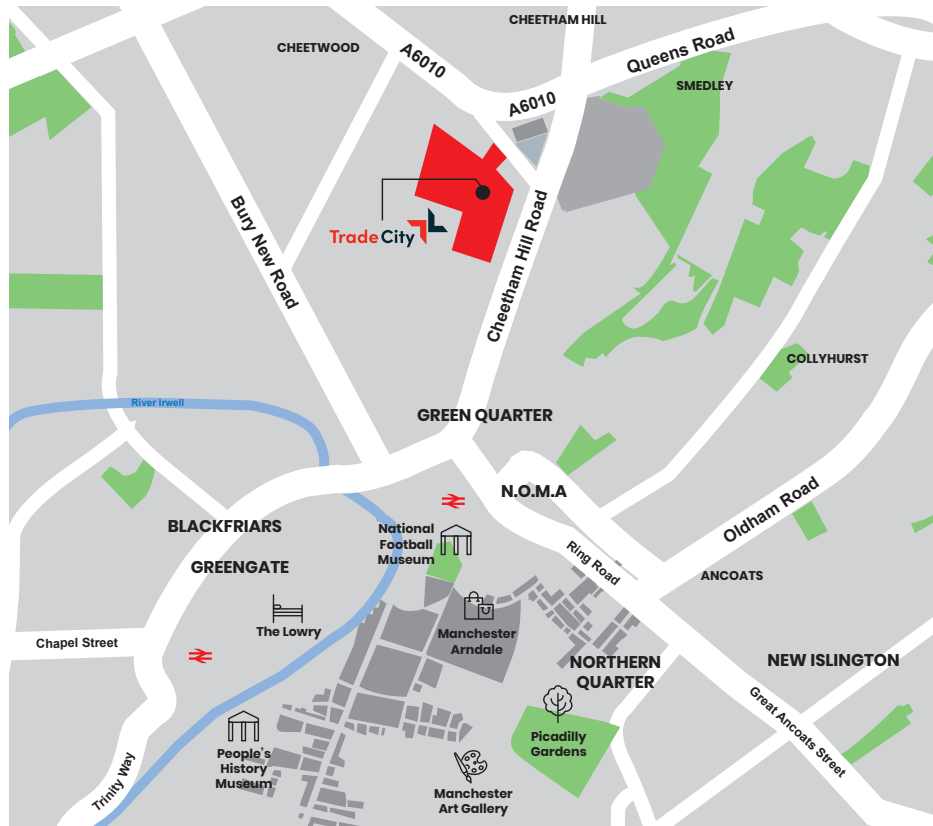
Trade City Manchester occupies a prime trade and urban logistic location serving both Manchester City Centre and the Greater Manchester area.

Travelling by road

- Fast access to M60 and M62
- 35 mins from Manchester Airport

Travelling by rail & Metrolink

- Manchester Victoria is only a 10 minute walk where both National Rail and Metrolink can be accessed.



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TradeCity
tradeandlogistics.co.uk

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed and nor do they form part of any contract or warranty. All dimensions, distances and floor areas are approximate and are given for guidance purposes only (July 2026).

 **Investec**

 **KIER**
A Kier Property development